| 161.0 | 0002 | 0007.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 982,600 | / | 982,600 |
| USE VALUE: | 982,600 | / | 982,600 |
| ASSESSED: | 982,600 | / | 982,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 243 | | PARK AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | BRUNDAGE DANNY E/ETAL |
| Owner 2: | CLARK CHERYL |
| Owner 3: | |
| Street 1: | 243 PARK AVENUE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: N |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .243 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1880, having primarily Wood Shingle Exterior and 2926 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 10601.000 | 491,200 | 600 | 490,800 | 982,600 |
| Total Card | 0.243 | 491,200 | 600 | 490,800 | 982,600 |
| Total Parcel | 0.243 | 491,200 | 600 | 490,800 | 982,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.85 | /Parcel: 335.85

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 107388
GIS Ref
GIS Ref
Insp Date: 09/13/18

!12584!

## PREVIOUS ASSESSMENT

Parcel ID 161.0-0002-0007.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 491,200 | 600 | 10,601. | 490,800 | 982,600 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 476,600 | 600 | 10,601. | 490,800 | 968,000 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 476,700 | 600 | 10,601. | 490,800 | 968,100 | 968,100 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 352,700 | 600 | 10,601. | 490,800 | 844,100 | 844,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 358,100 | 0 | 10,601. | 434,700 | 792,800 | 792,800 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 358,100 | 0 | 10,601. | 364,600 | 722,700 | 722,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 358,100 | 0 | 10,601. | 364,600 | 722,700 | 722,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 338,600 | 0 | 10,601. | 315,500 | 654,100 | 654,100 | Year End Roll | 12/11/2014 |

PRINT

| Date | Time |
|---|---|
| 12/30/21 | 15:11:50 |

LAST REV

| Date | Time |
|---|---|
| 09/27/18 | 11:37:05 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12584

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BERTOCCI LUCY S | 1155-176 | | 5/23/1996 | | 314,250 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 107388 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/17/2014 | 1383 | Re-Roof | 13,900 | | | | | Remove and replace |
| 3/3/2005 | 163 | Redo Bat | 3,000 | | | G6 | GR FY06 | |
| 2/25/2002 | 94 | Redo Bat | 13,000 | C | | | | |
| 5/19/1994 | 224 | Manual | 3,300 | C | | | | ROOF |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/13/2018 | Inspected | CC | Chris C |
| 7/26/2018 | MEAS&NOTICE | CC | Chris C |
| 6/7/2018 | MEAS&NOTICE | CC | Chris C |
| 11/10/2008 | Meas/Inspect | 163 | PATRIOT |
| 10/13/2005 | Permit Visit | BR | B Rossignol |
| 1/11/2000 | Inspected | 276 | PATRIOT |
| 11/24/1999 | Measured | 263 | PATRIOT |
| 12/1/1981 | | WG | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 10601 | | Sq. Ft. | Site | | 0 | 70. | 0.66 | 8 | | | Med. Tr | -5 | | | | | 490,791 | | | | | | 490,800 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.24337 | Total SF/SM: | 10601 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 490,791 | Spl Credit | | Total: | 490,800 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | 6 - Colonial |
| Sty Ht: | 2 - 2 Story |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 3 - BrickorStone |
| Frame: | 1 - Wood |
| Prime Wall: | 1 - Wood Shingle |
| Sec Wall: | % |
| Roof Struct: | 1 - Gable |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | WHITE |
| View / Desir: | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1880 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G6 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | |
|---|---|
| Avg Ht/FL: | STD |
| Prim Int Wal | 2 - Plaster |
| Sec Int Wall: | % |
| Partition: | T - Typical |
| Prim Floors: | 3 - Hardwood |
| Sec Floors: | % |
| Bsmnt Flr: | 12 - Concrete |
| Subfloor: | |
| Bsmnt Gar: | |
| Electric: | 3 - Typical |
| Insulation: | 2 - Typical |
| Int vs Ext: | S |
| Heat Fuel: | 1 - Oil |
| Heat Type: | 5 - Steam |
| # Heat Sys: | 1 |
| % Heated: | 100 % AC: |
| Solar HW: | NO Central Vac: NO |
| % Com Wal | % Sprinkled |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | 2 | Rating: | Very Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | |
|---|---|---|
| Phys Cond: | GD - Good | 18. % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 18.6 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.03659797 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 133.397 |
| Other Features: | 114000 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 603415 |
| Depreciation: | 112235 |
| Depreciated Total: | 491180 |

## COMMENTS

SCUTTLE.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: Line 1 | # Units 1 |
|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: 8 | BRs: 4 | Baths: 1 | HB |
|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | 2005 |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 4 | |
| Totals | | | |
| 1 | 8 | 4 | |

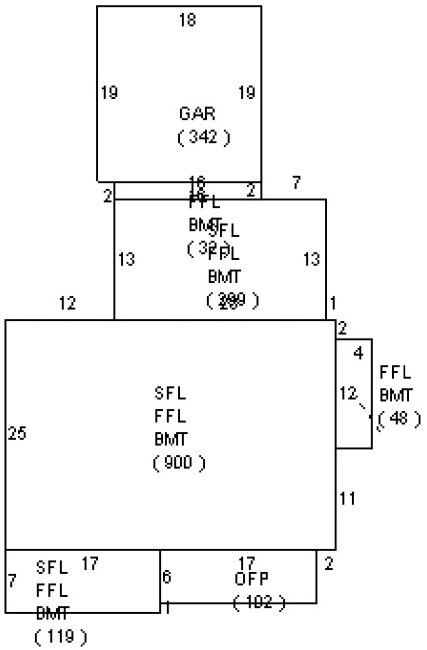
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 146.74 |
| Special Features: | 0 | Val/Su Net: | 107.77 |
| Final Total: | 491200 | Val/Su SzAd | 180.85 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,398 | 43.920 | 61,401 |
| FFL | First Floor | 1,398 | 133.400 | 186,489 |
| SFL | Second Floor | 1,318 | 133.400 | 175,817 |
| GAR | Garage | 342 | 22.080 | 7,553 |
| OFP | Open Porch | 102 | 32.350 | 3,299 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,558 | | | Total: | 434,559 |
| Size Ad | 2716 | Gross Area | 4558 | FinArea | 2926 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 15 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | Color: |

## SPEC FEATURES/YARD ITEMS

PARCEL ID 161.0-0002-0007.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 6X8 | A | AV | 2010 | 0.00 | T | 7.2 | 101 | | | | | | |
| 19 | Patio | D | Y | 1 | 10X10 | A | AV | 2010 | 6.00 | T | 7.2 | 101 | | | 600 | | | 600 |

| | | | | | |
|---|---|---|---|---|---|
| More: N | Total Yard Items: | 600 | Total Special Featues: | | Total: 600 |